

September 21, 2006

City of San Jose  
Planning Services Division  
Attn: Laurel Prevetti  
Deputy Director  
200 E. Santa Clara Street  
San Jose, CA 95113

Re: Evergreen Valley College; East Hills Visioning Strategy

Dear Ms. Prevetti:

Barry Swenson Builder is a respondent to a request for proposals by the Board of Trustees of the Evergreen Community College District. Currently, among other uses we have proposed on the site, we have proposed approximately 80,000 square feet of new retail that would front along San Felipe Road.

We have been advised that it is currently under consideration to place a land use restriction on the site that would prevent a mainstream grocer from anchoring the proposed retail. We believe that for additional retail of the proposed magnitude to be feasible, that the retail center would need to be anchored by a mainstream grocer.

Based on our discussions with other real estate professionals and their discussions with potential tenants, a mainstream grocer is willing to locate on the site, and they have indicated that the local market place would support the new mainstream grocer. In addition, they have concurred with our opinion that any significant increase in retail at that location would require a mainstream grocer to anchor the proposed retail center.

Should you have any questions and like to discuss, please call me at (408)938-6313. In the event that I am unavailable, feel free to contact Doug Ferrari of Prime Retail, Inc. at (408)879-4000.

Regards,

Barry Swenson Builder

  
Richard Truempter  
Project Manager

CC: Doug Ferrari